

123.0

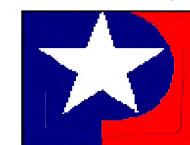
0001

0002.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONTotal Card / Total Parcel  
944,900 / 944,900  
944,900 / 944,900  
944,900 / 944,900APPRaised:  
USE VALUE:  
ASSESSED:**Patriot**  
Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
34		BRANTWOOD RD, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1:	LANDON BENJAMIN ROY
Owner 2:	TIBBETTS KATHLEEN MARIE
Owner 3:	

Street 1: 34 BRANTWOOD RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1: VASO MIRELA &amp; -

Owner 2: ALIMADHI FERDINAND -

Street 1: 34 BRANTWOOD ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains 4,921 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1912, having primarily Stucco Exterior and 2280 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4921		Sq. Ft.	Site		0	90.	1.15	10									510,869						510,900	

Total AC/Ha: 0.11297

Total SF/SM: 4921

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 510,869

Spl Credit

Total: 510,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

Entered Lot Size	79202
Total Land:	GIS Ref
Land Unit Type:	GIS Ref
08/29/17	Insp Date
!9560!	PRIOR ID
PRINT	Date Time
12/11/20	00:01:13
LAST REV	Date Time
12/17/19	09:52:48
danam	PRIOR ID
9560	ASR Map
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

ACTIVITY INFORMATION	Date	Result	By	Name
5/2/2019 SQ Returned		JO	Jenny O	
8/29/2017 Info At Door		HS	Hanne S	
8/23/2012 MLS		EMK	Ellen K	
11/14/2008 Meas/Inspect		336	PATRIOT	
5/17/2002 Permit Visit		PM	Peter M	
4/6/2001 MLS		MM	Mary M	
10/27/1999 Measured		264	PATRIOT	
9/8/1992		KT		
Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/

**EXTERIOR INFORMATION**

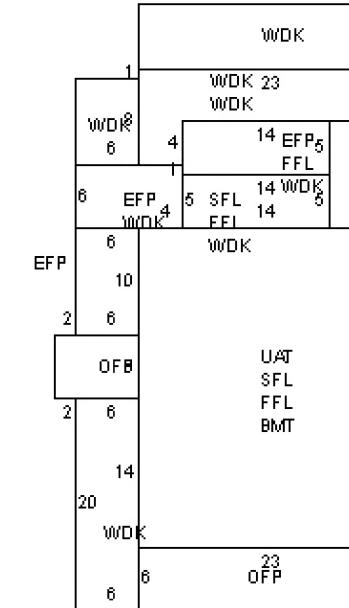
Type:	15 - Old Style	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	3 - Brick or Stone	
Frame:	1 - Wood	
Prime Wall:	6 - Stucco	
Sec Wall:		%
Roof Struct:	2 - Hip	
Roof Cover:	1 - Asphalt Shgl	
Color:	BEIGE	
View / Desir:		

**BATH FEATURES**

Full Bath:	2	Rating: Very Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:	2	Rating: Very Good

**COMMENTS**

PDAS.

**SKETCH**WDK  
WDK**GENERAL INFORMATION**

Grade: B - Good (-)

Year Blt: 1912 Eff Yr Blt:

Alt LUC:

Alt %:

Jurisdct: G4 Fact: .

Const Mod:

Lump Sum Adj:

**INTERIOR INFORMATION**

Avg Ht/FL: STD

Prim Int Wall: 1 - Drywall

Sec Int Wall:

%  
Partition: T - Typical

Prim Floors: 3 - Hardwood

Sec Floors:

%  
Bsmnt Flr: 3 - Hardwood

Subfloor:

Bsmnt Gar:

  
Electric: 3 - Typical

Insulation: 2 - Typical

Int vs Ext: S

Heat Fuel: 2 - Gas

Heat Type: 1 - Forced H/Air

# Heat Sys: 1

  
% Heated: 100 % AC: 100

Solar HW: NO Central Vac: NO

% Com Wall:

% Sprinkled:

**MOBILE HOME**

Make:

Model:

**CALC SUMMARY****COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:	AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	212.37

Special Features:	0	Val/Su Net:	115.15

Final Total:	425700	Val/Su SzAd:	267.74

**PARCEL ID**

123.0-0001-0002.0

**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y	1	24X24	A	AV	1987	19.34	T	25.6	101			8,300		8,300

More: N

Total Yard Items:

8,300

Total Special Features:

Total:

8,300



AssessPro Patriot Properties, Inc